

Surfside III COA
Board of Directors Resolution 1-2012
Privacy Fencing-Security Screening for Wrought Iron Gates and Rails

WHEREAS, the Board of Directors ("Board") of the Surfside III Condominium Owners Association ("Association") has the authority to make decisions for the benefit of the entire community, and

WHEREAS, the Board wishes to ensure that architectural alterations are documented;

NOW, THEREFORE, BE IT RESOLVED THAT the Board adopts the following resolution to govern the installation and maintenance of Privacy Fencing-Security Screening for Wrought Iron Gates and Rails.

This standard applies to all town home gates and balconies, as well as any exclusive use Condo railing "**WHERE IT WILL NOT OBSTRUCT ANOTHER OWNERS VIEW OF THE OCEAN ETC.**" All owners wishing to install this lattice need to get Architectural approval, so that there is a record of installation in case of issues going forward. If other owners object because it blocks their views, and that claim is substantiated, the lattice must be removed within 10 days by the owner who had it installed. Plastic lattice is to be used for the above purpose. This lattice is typically available at home improvement centers (i.e. Home Depot) and available in 4" x 8" sheets. The opening in the lattice is 1 1/16 inch squares. (See sample product info below) The lattice should be cut to fit flush within the outer bars of the wrought iron gate or railing. Any rough edges should be smoothed. The lattice needs to be painted the same color as the wrought iron railing or gate. This is a Dunn Edwards semi gloss, and the color scheme is available at the onsite office. It is recommended that the lattice be slightly sanded to enhance adhesion of the paint. The lattice should be secured to the wrought iron gate or rails using plastic tie wraps. The tie wraps should be trimmed and painted to match the lattice and wrought iron after installation. Note: Lattice should not extend above the gate or railings. The owner is responsible for the upkeep and maintenance of the lattice. Repainting may be required as the lattice is scratched or starts to peel. The owner is responsible for any damage to the wrought iron caused by the lattice (i.e. scratching). If maintenance of the wrought iron is required by the association, the owner is required to remove the lattice prior to work. Advance notice will be given when possible. If the color scheme of the buildings should change in the future, the owner is responsible for repainting the lattice to match that color scheme.

Motion: Bill Betts – President
Second: Ira Green – Vice President
Vote: 4 aye 0 nay 1 abstention
Date: 2012-01-14



White Privacy Plastic Lattice
Treillis Intimité en Plastique, Blanc
Enrejado de Plástico Privada Blanco

1- 1/8 inch opening

- Virtually Maintenance Free
- Easy to Install With Standard Tools
- UV Stabilized— Fade Resistant
- Strong and Durable, One-Piece Design
- Lifetime Limited Warranty

Installation tips on reverse side.

- Pratiquement sans entretien
- Facile à installer avec des outils courants
- Stable aux UV— Résistant à la décoloration
- Solide et durable, Conception mono-pièce
- Garantie à vie limitée

Conseils d'installation au dos.

- Virtualmente libre de mantenimiento
- Fácil de instalar con herramientas estándar
- Resistente a los rayos UV (coloración)
- Diseño de una sola pieza sólida y durable
- Garantía de por vida limitada

Detalles para la instalación al reverso.



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MADE IN CANADA, FABRIQUÉ EN CANADA,
HECHO EN CANADA.

3.18 mm x 120.65 cm x 240.3 cm
1/8 in x 47-1/2 in x 94-1/2 in

VerandaLattice.com

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